



Open To Offers £425,000

Holmfield Road, Stoneygate, Leicester, LE2 1SE

- Stylish Edwardian Semi Detached
- Fitted Kitchen, Utility & D/s WC
- One Family Bathroom
- Freehold Property
- Early Viewing Essential
- Two Reception Rooms
- Five Good Sized Bedrooms
- EPC D, C/Tax E & GCH
- Front & Rear Gardens
- Available Chain Free



STYLISHLY APPOINTED FIVE BED EDWARDIAN SEMI DETACHED WELL PROPORTIONED PROPERTY superbly situated in the highly regarded leafy city suburb of Stoneygate, being well served for renowned local schooling, the University of Leicester, the railway station, the city centre, the fashionable Allandale Road shopping parade and Queens Road in nearby Clarendon Park, with their array of specialist shops, bars, boutiques and restaurants. This sympathetically upgraded property retains a wealth of period features. The accommodation offers versatile living over three floors, providing a very comfortable family home that briefly comprises, two reception rooms, fitted kitchen & utility room, downstairs wc, three bedrooms and bathroom suite to the first floor and two further bedrooms to second floor, attractive front & rear gardens. EARLY VIEWING HIGHLY RECOMMENDED | NO UPWARD CHAIN



RECEPTION ROOM
16 x 12'6 (4.88m x 3.81m)

Feature cast iron fireplace with tiled inset, wood style flooring, checkered hearth and timber surround, decorative ceiling coving, radiator and bay window to front aspect with secondary glazing:



ENTRANCE HALLWAY

A traditional entrance hall with original decorative coving, plasterwork, tiled flooring, under stair cupboard housing meters, fuse box, built in shelving, radiator and grand staircase rising to first floor:



RECEPTION ROOM
14'1 x 12'1 (4.29m x 3.68m)

Featuring living flame cast iron fireplace, wood style flooring, decorative coving to ceiling, picture rail, radiator, original window to side aspect and double timber French doors with stained glass toplights:



FITTED KITCHEN
12'10 x 10 (3.91m x 3.05m)

Comprising a matching range of light oak colour base, wall & drawer units, co-ordinating grey worktops over inset with sink & drainer and tiled splashbacks. The design includes eye level double built-in ovens, with microwave over, four ring gas hob, integrated fridge and space for dishwasher. With ceramic tiled flooring, radiator and original timber sash window overlooking the garden leading to:



FIRST FLOOR LANDING

A large split level landing with radiator, staircase rising to second floor, original timber windows to front & side aspects:



UTILITY ROOM
8'6 x 7'1 (2.59m x 2.16m)

Fitted with two base units, plumbing for appliances and work tops over inset with round sink and tiled surround, wc, ceramic tiled flooring and window to rear. Leading to walk-in pantry with space and power for fridge/freezer and lobby with back door to garden:



BEDROOM ONE
13'6 x 12'7 (4.11m x 3.84m)

Decorative coving, two wall mounted uplighters, radiator and window to front aspect:



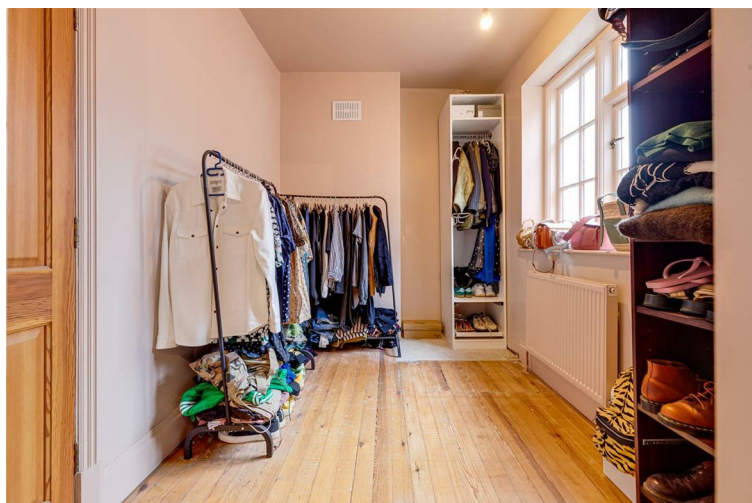
BEDROOM TWO
14'2 x 12'2 (4.32m x 3.71m)

Comprising coving, picture rails, wood flooring, radiator, original timber sash window to rear aspect and windows to side and rear aspects :



BATHROOM
10'1 x 7'1 (3.07m x 2.16m)

Fitted with a bathroom suite comprising bath with mixer tap, WC, pedestal sink with tiled walls, radiator, airing cupboard and windows to side and rear elevations:



BEDROOM FIVE
11'2 x 7'3 (3.40m x 2.21m)

Radiator, wood style flooring and window to side elevation (plumbing available to convert to en-suite)



SECOND FLOOR



BEDROOM THREE

17'1 x 11'11 (5.21m x 3.63m)

Radiator, wood flooring, and double glazed fire escape window to rear elevation:

BEDROOM FOUR

14'2 x 12'6 (4.32m x 3.81m)

Radiator, access to eaves cupboard and original timber window to front aspect with secondary glazing:



OUTSIDE

To the front of the property is a paved walkway with stoned front garden and wrought iron fencing, shrub side borders of mature plants, trees and a side gate offering access to the rear garden. The rear elevation extends to a wider than average plot that is mainly hard landscaped perfect for al fresco dining yet offering scope for further design improvements, with boundary walled surround and retaining one outbuilding:

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please

contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

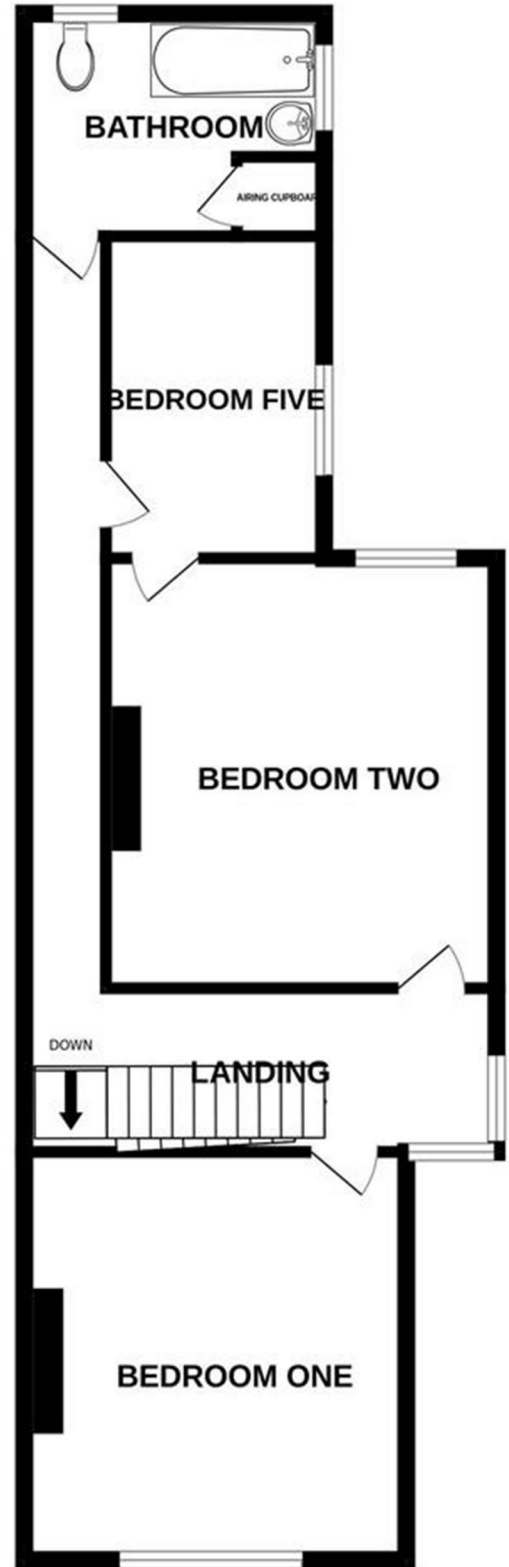
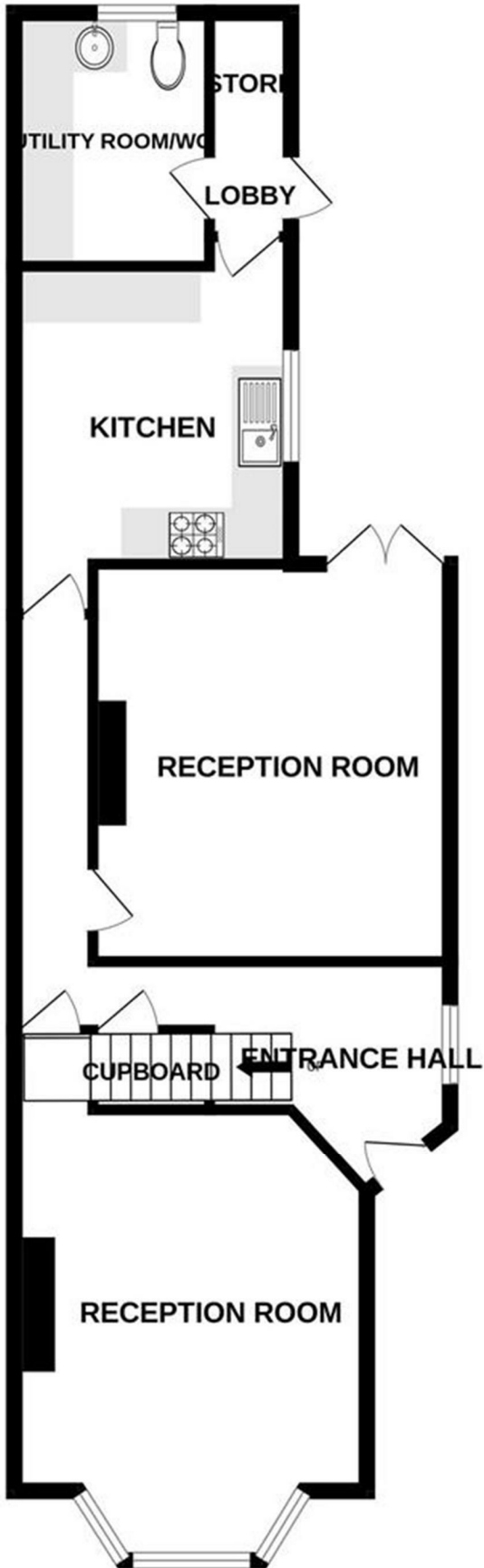
VIEWING TIMES

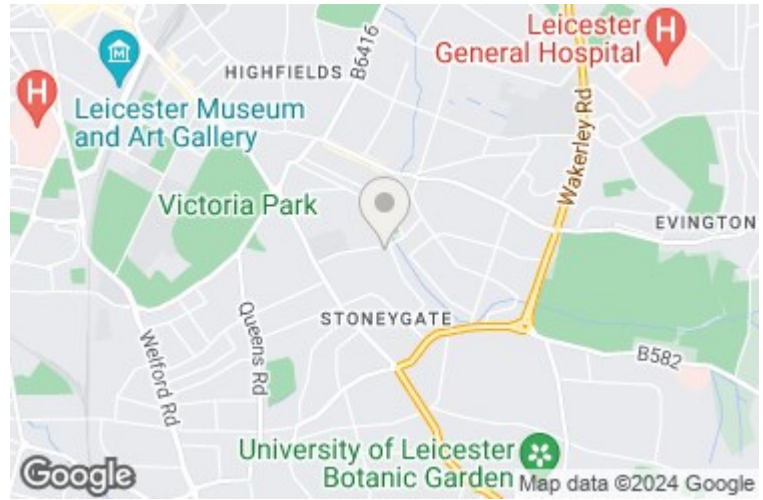
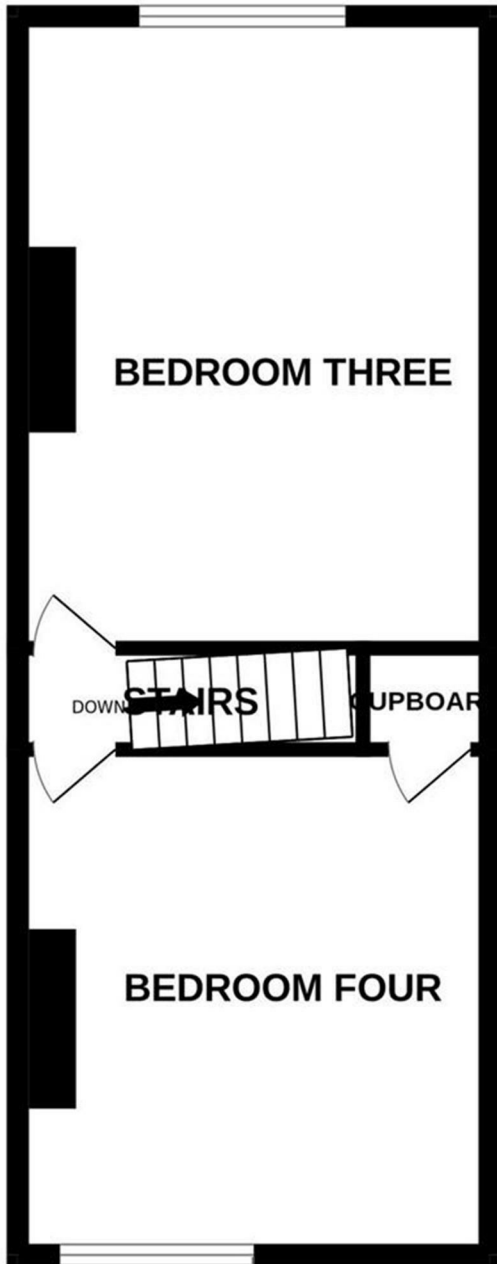
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am - 5.30pm

Saturday 9am - 4pm





Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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Not environmentally friendly - higher CO ₂ emissions	
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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

